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Apartment Building Experience Exchange of Rental Income and Operating Expense Data

Prepared by the
Experience Exchange Committee
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1958 APARTMENT BUILDING EXPERIENCE EXCHANGE OF RENTAL INCOME AND OPERATING EXPENSE DATA

The Institute of Real Estate Management is pleased to submit this report, now for the fifth consecutive year, showing operating results of apartment buildings across the nation.

Operating experiences of 301 apartment buildings, located in 63 cities, have been submitted by 112 management firms. Seventeen summaries of data are in the following report, and as our statistics each year grow in volume they confirm their relevancy to the management tasks of all of us.

In this report, buildings have been separated into four major categories: elevator, walk-ups under 25 units, walk-ups of 25 or more units, and garden-type projects. Within these categories, buildings have been additionally classified as to age, and as to cities or regions of the country. Cooperative buildings and buildings financed by FHA guaranteed mortgages have been separately computed, as well as included in the over-all averages.

Operating costs are reported on an annual cost-per-room basis. To avoid inconsistencies careful attention must be paid to a conforming room count, in accordance with the definition of "what is a room."

Computation of Data

From dollars of costs for each item of expense, as reported by the many buildings contributing to this tabulation, an IBM card is prepared which thus facilitates the many types of correlations and averages. Each item expressed in terms of cost-per-room has been separately computed by totalling all of the dollars of expense of the many buildings, and then dividing this total by the number of rooms in the reporting buildings. Thus a true cost-per-room of each item is obtained, regardless of whether some buildings report expenses in these categories. As a reference but not an exact index, the number of buildings contributing to such tabulation is shown in parentheses.

The use of the pertinent number of rooms would make the chart impractical to read; the number of buildings will, in lieu, give a measure of the breadth of experience behind that particular expense.

Not all buildings report expenses in every category, and accordingly the sum of the sub-captioned items may not add exactly to the total. Each total as well as each item has been separately calculated by adding all the dollars of expense, and dividing anew by the number of rooms concerned. There is no "adding of averages."

In those summaries which are reported as percentages of Gross Possible Income, it will be noted that the Grand Total of All Expenses, plus Net Operating Income, may not, in all cases, equal 100% -- but varies by the amount of loss-thru-vacancy.

Using the Report

On the last page of this report will be found a form to facilitate your use of the report as a measuring stick or comparator for individual properties under your supervision, or for estimating proposed buildings.

No one experience table, embracing many averages as it does, makes a sufficiently accurate comparison by itself. Each building has points of similarity with some buildings, and points of difference with others. In applying a table of averages of actual experience of good, mediocre and poor management, of high and low quality buildings, judgment must necessarily enter. The numerous categories permit the selection of a number of comparable types, selected by geography, size, age, character of operation. If data from each of the various pertinent tables is first set down on the form, a more ready and cogent appraisal of their application can be made. For instance, the fuel cost in your region, as shown in the first summary may seem low, but when the averages are further refined by comparison with the proper age group it is observed that the older buildings, like your sample, consistently run above the over-all average, then your computed and weighted average for comparative purposes may properly be increased. Each item of expense should similarly be weighted and adjusted by comparison with all categories before one can arrive at a proper average cost to be used in comparison with your own building.

Current Trends

Apartment Buildings

A general review of all building types shows that in 1958 income reached new highs, as did expenses. Net results however show that operating income after taxes and operating charges has increased about two percentage points. Vacancy loss has become a substantial cost to be reckoned with -- about 3% generally, and in a few areas exceeding 10%. Summary No. 17 is a study of 53 identical buildings compared especially to illustrate this trend of net income.

The Effects of Age

The study of each of the building type categories, classified by age, reveals consistency in the effects of time. In elevator type buildings, for instance, it is noted that actual collected rents in the four age groups decline as age increases. Compared to the newer buildings the decline is 95%, 82%, 69%, while their respective total expenses were 83%, 56% and 44% of the newest buildings. The result is that out of each dollar of income collected, the owner can retain 56% from buildings built 1946 to date; 49% from buildings built 1931 to 1945; 39% from buildings built 1921 to 1930; 35% in buildings older than 1920. This decline in percentage of net income retained by ownership, concommitantly with increasing age, is a significant fact too often ignored by managers in estimating future possibilities.

In walk-up buildings and in garden projects it is observed that the operating ratio holds constant in the first two age groups, but similarly falls off sharply in the two age groups built before 1931.

Vacancies

For the first time we have included a special survey of vacancy losses in 15 cities each of which reported on four or more buildings. Vacancy at the beginning of 1958 was less than 1% (0.74%), but by the end of the year had increased almost four times, to 2.72%. Equally shocking was the substantial turn-over of tenants, exceeding 30%.

Vacant Apartments

Cities reporting 4 or more Buildings

City	Number of Apts. Reporting	Jan. 1, 1958 Number Vacant	Jan. 1, 1958 Percentage	Dec. 31, 1958 Number Vacant	Dec. 31, 1958 Percentage	Turn Over New tenants during year	Turn Over Percentage
Cambridge	247	-	-	-	-	22	8.91
Baltimore	1671	6	.36	19	1.14	411	24.60
New York	169	1	.59	2	1.18	12	7.10
Chicago	1979	2	.10	12	.61	299	15.11
Cincinnati	746	9	1.21	19	2.55	166	22.25
Detroit	657	7	1.08	74	11.26	78	11.87
Denver	733	16	2.18	41	5.59	179	24.42
Omaha	145	-	-	-	-	20	13.79
Jacksonville	167	2	1.20	6	3.59	54	32.34
Miami	147	-	-	-	-	48	32.65
*Hampton	1134	10	.88	56	4.94	1156	101.94
Portland	573	6	1.05	5	.87	94	16.40
Vancouver	165	-	-	1	.61	21	12.73
San Francisco	293	-	-	2	.68	53	18.09
Los Angeles	552	11	1.99	18	3.26	250	45.29
Total	9378	70	0.74	255	2.72	2863	30.53

* A substantial number of military personnel in some of these projects.

Fuel Costs

The following comparison of fuel costs for the major fuel types is of help in interpreting the fuel costs of your own building. Comparative costs are consistent, geographically, and reflect the price benefits that exist for certain fuels in certain localities. Competitive pricing of fuels tends to level out differences, leaving more prominent the weather effects of geography.

Comparison of Fuel Costs

Region	Coal	Oil	Gas	Combination	All Types
1 New England	(1) 27.87	(2) 23.25	(1) 38.62		(4) 27.32
2 East Middle Atlantic	(10) 20.66	(11) 22.04	(5) 16.91	(1) 46.17	(27) 21.16
3 North Central	(47) 28.63	(4) 32.16	(8) 24.96	(1) 12.54	(60) 28.65
4 Midwest Northern	(8) 13.92	(5) 24.26	(10) 17.17	(6) 9.22	(29) 15.21
5 Southern	(7) 19.82	(4) 17.96	(6) 5.36		(17) 11.55
6 Southwest	-		(2) 12.98		(2) 12.98
7 Pacific Northwest	(1) 15.39	(16) 19.40			(17) 19.21
8 Pacific Southwest	-	(1) 5.15	(25) 12.03		(26) 11.54
9 Canada	(4) 27.40	(2) 32.48	-		(6) 28.57
TOTAL	(78) 24.97	(45) 22.67	(57) 11.14	(8) 11.80	(188) 19.87

Rates Per Room

To permit the statistical minded to see where any particular building might fall in price groupings, or the relative weight that might be reflected from low or high-priced categories within regions, the following summary of rental prices of the buildings included in the report is given.

Number of Buildings in Each Price Category

	Region	Income Per Room Per Year					
		Under $200	$200 to $250	$251 to $300	$301 to $350	$351 to $400	$401 and over
1	New England	1	1	11	2	2	2
2	East Middle Atlantic	1	5	9	10	5	4
3	North Central	19	13	20	13	10	14
4	Midwest Northern	4	9	7	2	5	7
5	Southern	12	15	3	4	1	5
6	Southwest		-	3	1	-	2
7	Pacific Northwest	1	1	5	5	3	2
8	Pacific Southwest		2	5	9	5	10
9	Canada		-	-	2	1	3
	(274) TOTAL	38	46	63	48	32	47
	Percent of Total	14%	17%	23%	17%	12%	17%

Special Categories

In the special categories analysis, FHA buildings, although having lower average rents than other buildings of similar types, were noted as yielding a greater share of the rent dollar (53-55%) than were other types of buildings (39.5-46%). Cooperative apartments are seen to be "high cost" buildings, and spend greater sums for maintenance and repair, in response to tenant-owner demands for an excellent standard of upkeep without regard to comparative costs.

The Trend in Office Buildings

Experience in apartment buildings can be seen in better perspective if we also note the trends in office buildings and hotels. We are indebted to the National Association of Building Owners and Managers for their most comprehensive "Analysis of Rental Income and Operating Expenses for 1958 of Office Buildings." This 39th consecutive annual report now includes 606 building returns from 104 cities, and is a most authoritative work.

Rental rates in offices increased from $3.76 to $3.90 per square foot in 1958, up 3.7%, while operating costs increased 3.9%. Operating ratios went from 72.6% to 73.4%. Net return therefore increased only 1 cent per square ft. Store rentals increased from $4.00 to $4.08 per square foot. Occupancy

"continues its leisurely decline," although in total area occupancy has greatly expanded, the new construction just slightly exceeding the rate of absorption. The Association's national survey of May 1, 1959 shows an average vacancy of 4.66 per cent.

The Trend in Hotels and Motels

"Trends in the Hotel Business" is a survey and experience exchange of 400 hotels in the United States, published by Harris, Kerr, Forster, & Co. We are privileged to give you some of the highlights of their 23rd annual report.

Gross revenues were 1.5% lower in 1958 than 1957, but at $5,029 per room, were second only to the 1957 all-time high. Room rates advanced only nominally, but occupancy fell below 70% for the first time since 1941, with nine out of ten state groups recording occupancy of 66% or less. Profit ratios were the lowest in 4 years due principally to record-high payroll cost ratios, which now aggregate 42.1% of the income dollar.

In similar trend, the operating profits of motor hotels of the larger type were slightly lower in 1958 as against 1957. Occupancy was lower (1.8%) and room rates higher (2.4%). Food and beverage sales declined 4.2%.

Summary

No two buildings are exactly alike, and consequently the averages of their performance should not be considered a norm for others' operations. However, these average experiences, when reduced to the common denominator of a room clearly give a measure of the current economic status of the industry and are useful tools to the professional manager in evaluating the performance of an individual building.

Skillfully used, carefully interpreted, they can assist you in the operation of existing buildings, as well as aid in forecasting for new projects.

The Research Committee of the Institute of Real Estate Management is grateful to the many managers who, year after year, have cooperated in making this study possible.The public, mortgage men, architects, and builders have received past reports warmly and generously, and we in the industry must continue to make them more adequate and meaningful in order that, as knowledge is gained, the apartment industry shall become a more stable and lucrative field of investment.

William S. Everett
Chairman, Experience Exchange Committee
Institute of Real Estate Management

SUMMARY 1

1958 INCOME AND OPERATING COSTS PER ROOM - ELEVATOR BUILDINGS - BY CITIES

	Boston & Vicinity	New York & New Jersey	Baltimore	Cincinnati Detroit Cleveland Pittsburgh Quebec	Chicago	Denver & Kansas City	Portland & Vancouver	San Francisco	Los Angeles	Shreveport & Jacksonville
Number of Buildings	7	7	5	13	19	5	5	7	7	2
Number of Rentable Rooms	1005	1145	2002	2575	3425	2054	1281	813	1095	716
Number of Apartments	307	303	623	708	595	832	478	265	399	324
INCOME										
Rents Unfurnished Apts.	(7)$322.82	(7)$376.26	(5)$369.60	(12)$385.04	(7)$540.66	(2)$492.26	(3)$352.81	(4)$399.71	(2)$220.98	(1)$164.80
Rents Furnished Apts.	(-) -	(-) -	(-) -	(-) -	(-) -	(1) 245.90	(3) 374.69	(2) 364.05	(6) 398.24	(1) 215.45
Rents Garages	(2) 25.75	(1) 51.28	(1) 14.72	(4) 38.00	(1) 4.27	(-) -	(3) 25.27	(2) 4.27	(3) 13.74	(1) 12.53
Rents Stores & Offices	(1) 21.00	(2) 161.65	(1) 2.15	(2) 197.80	(-) -	(-) -	(1) 35.41	(-) -	(-) -	(1) 28.28
Total Rental Income	(7) 332.76	(7) 423.24	(5) 381.36	(12) 425.08	(7) 542.54	(3) 448.00	(5) 459.49	(6) 385.78	(7) 404.37	(1) 421.06
Extra Service Income	(3) .62	(5) 3.27	(1) 6.28	(6) 10.30	(1) 5.03	(2) 15.67	(3) 24.83	(5) 10.84	(7) 11.88	(1) 5.91
Gross Possible Income	(7) 333.08	(7) 425.44	(5) 385.74	(12) 430.21	(7) 544.75	(3) 492.36	(5) 479.40	(6) 396.05	(7) 416.25	(1) 426.97
Loss Thru Vacancy	(2) 3.81	(2) 10.75	(3) 7.74	(10) 21.15	(2) 3.11	(2) 9.26	(4) 20.62	(4) 6.85	(7) 17.01	(1) 56.36
Actual Collections	(7) 332.03	(7) 423.50	(5) 383.76	(12) 413.04	(7) 542.76	(3) 454.76	(5) 471.59	(6) 390.89	(7) 399.24	(1) 370.61
EXPENSES										
Janitors & Cleaning	(7) 24.80	(7) 20.56	(2) 13.11	(13) 29.11	(19) 44.03	(5) 16.65	(5) 29.72	(7) 28.68	(7) 15.49	(2) 16.52
Utilities	(7) 15.54	(7) 11.57	(2) 12.82	(13) 19.16	(19) 16.73	(5) 29.42	(5) 16.64	(7) 19.01	(7) 21.32	(2) 34.59
Heating & Air Conditioning	(7) 23.58	(7) 29.52	(2) 17.18	(13) 23.62	(19) 40.83	(4) 15.27	(5) 17.47	(7) 15.83	(6) 9.29	(2) 5.58
Management & Admin.	(7) 25.43	(7) 29.32	(2) 51.13	(13) 24.58	(19) 24.00	(5) 35.93	(5) 36.58	(7) 29.16	(7) 39.26	(2) 58.61
Elev. Doormen & Tent. Serv.	(-) -	(3) 93.73	(2) 1.70	(1) 32.35	(13) 58.73	(3) 6.45	(3) 5.27	(1) 21.40	(2) 11.14	(-) -
Total Operating Expense	(7) 89.35	(7) 133.46	(5) 99.71	(13) 98.84	(19) 176.56	(5) 100.25	(5) 105.07	(7) 96.35	(7) 87.61	(2) 115.30
Bldg. Ext. Maint. & Repair	(7) 30.81	(7) 5.08	(2) 7.56	(9) 4.70	(17) 5.84	(3) 6.82	(5) 7.32	(2) 3.83	(6) 1.37	(1) 1.47
Tent. Maint. & Repair	(7) 13.29	(7) 18.51	(2) 23.67	(13) 20.13	(19) 21.83	(3) 17.86	(5) 21.45	(5) 11.02	(7) 13.98	(1) 14.42
Publ. Maint. & Repair	(1) 6.25	(4) 1.14	(2) 7.07	(7) 9.77	(15) 7.10	(3) 8.94	(5) 4.56	(4) 11.02	(4) 4.39	(1) 1.52
Mech. Equip. M. & R.	(2) 20.09	(7) 20.17	(2) 4.57	(13) 13.99	(18) 22.85	(4) 11.47	(5) 7.77	(7) 18.28	(7) 14.59	(1) 17.92
Furnishings M. & R.	(-) -	(1) .73	(1) 1.56	(-) -	(5) .90	(1) 6.82	(4) 4.10	(2) 3.12	(7) 23.77	(-) -
Grounds Upkeep	(-) -	(4) 2.40	(2) .39	(4) 2.93	(4) 2.29	(4) 1.36	(4) 3.59	(1) 3.40	(7) 3.35	(1) 3.86
Total Maint. & Repair	(7) 50.12	(7) 46.86	(5) 46.58	(13) 44.23	(19) 57.06	(5) 35.32	(5) 48.00	(7) 36.05	(7) 59.38	(1) 39.19
Total Cost of Extra Serv.	(1) 53.74	(2) .63	(1) 6.38	(5) 34.10	(3) 18.43	(2) 11.40	(1) 5.62	(6) 12.10	(4) 23.15	(-) -
Insurance	(7) 9.66	(7) 9.34	(5) 6.81	(13) 7.60	(19) 6.71	(5) 5.61	(5) 5.37	(6) 9.33	(7) 5.57	(2) 5.41
Taxes	(7) 87.36	(7) 95.09	(5) 52.39	(13) 62.31	(19) 118.35	(5) 28.95	(5) 73.51	(7) 54.80	(7) 41.48	(2) 48.59
Fees and Permits	(-) -	(2) .47	(1) .40	(3) .51	(12) 1.43	(3) .12	(3) .22	(7) .11	(6) .52	(1) 1.73
Total Fixed Expenses	(7) 97.02	(7) 104.55	(5) 59.22	(13) 69.99	(19) 125.81	(5) 34.61	(5) 79.07	(7) 63.81	(7) 47.50	(2) 54.26
Grand Total - All Expenses	(7) 242.31	(7) 284.97	(5) 209.96	(13) 231.99	(19) 363.38	(5) 178.02	(5) 235.63	(7) 206.24	(7) 207.80	(2) 203.00
Net Operating Income	(7) 89.72	(7) 138.53	(5) 173.80	(12) 175.38	(7) 224.81	(3) 296.45	(5) 235.96	(6) 186.92	(7) 191.44	(1) 148.32

SUMMARY 2

1958 OPERATING COSTS - ELEVATOR BUILDINGS - PERCENTAGE OF GROSS POSSIBLE INCOME

EXPENSES:	Boston & Vicinity	New York & New Jersey	Baltimore	Cincinnati Detroit Cleveland Pittsburgh Quebec	Chicago	Denver & Kansas City	Portland & Vancouver	San Francisco	Los Angeles	Shreveport & Jacksonville
Janitor & Cleaning	(7) 7.44%	(7) 4.83%	(2) 3.16%	(12) 6.69%	(7) 7.49%	(3) 4.01%	(5) 6.20%	(6) 6.88%	(7) 3.72%	(1) 3.19%
Utilities	(7) 4.67	(7) 2.72	(2) 3.09	(12) 5.01	(7) 3.38	(3) 5.65	(5) 3.47	(6) 4.97	(7) 5.12	(1) 9.35
Heating & Air Conditioning	(7) 7.08	(7) 6.94	(2) 4.14	(12) 6.10	(7) 6.13	(2) 4.73	(5) 3.64	(6) 3.85	(6) 2.22	(1) .68
Management & Adm.	(7) 7.63	(7) 6.89	(2) 12.31	(12) 5.87	(7) 5.33	(3) 8.50	(5) 7.63	(6) 7.91	(7) 9.43	(1) 15.50
Elev. Doormen & Tent. Serv.	(-) -	(3) 15.57	(2) .41	(1) 6.62	(3) 2.79	(2) 1.57	(3) 1.05	(1) 4.01	(2) 2.46	(-) -
Total Operating Exp.	(7) 26.82	(7) 31.37	(5) 25.85	(12) 24.42	(7) 24.10	(3) 23.80	(5) 21.92	(6) 24.67	(7) 21.05	(1) 28.72
Bldg. Ext. M. & R.	(7) 9.25	(7) 1.19	(2) 1.82	(8) 1.50	(5) .92	(2) 1.73	(5) 1.53	(1) .44	(6) .34	(1) .34
Tenant Maint. & Repair	(7) 3.99	(7) 4.35	(2) 5.70	(12) 6.26	(7) 8.37	(2) 3.24	(5) 4.48	(5) 3.03	(7) 3.36	(1) 3.38
Public Maint. & Repair	(1) 2.18	(4) .46	(2) 1.70	(6) 3.42	(3) 1.40	(2) 1.00	(5) .95	(3) 3.21	(4) 1.08	(1) .36
Mech. Equip. M. & R.	(2) 8.09	(7) 4.74	(2) 1.10	(12) 3.44	(6) 3.80	(3) 2.55	(5) 1.62	(6) 4.52	(7) 3.50	(1) 4.20
Furnishings M. & R.	(-) -	(1) .14	(1) .49	(-) -	(4) .13	(1) 1.45	(4) .86	(2) .73	(7) 5.71	(-) -
Grounds Upkeep	(-) -	(4) .61	(2) .09	(3) .27	(2) .54	(3) .20	(4) .73	(1) 1.14	(7) .80	(1) .90
Total Maint. & Repair	(7) 15.05	(7) 11.01	(5) 12.07	(12) 12.28	(7) 13.96	(3) 8.18	(5) 10.01	(6) 9.18	(7) 14.26	(1) 9.18
Total Cost of Extra Serv.	(1) 12.15	(2) .13	(1) 1.51	(4) 8.21	(1) 1.02	(1) .24	(1) 1.02	(5) 3.38	(4) 5.18	(-) -
Insurance	(7) 2.90	(7) 2.20	(5) 1.76	(12) 1.72	(7) .69	(3) .36	(5) 1.12	(5) 2.33	(7) 1.34	(1) 1.45
Taxes	(7) 26.23	(7) 22.35	(5) 13.58	(12) 12.59	(7) 19.20	(3) 1.71	(5) 15.33	(6) 12.92	(7) 9.97	(1) 12.71
Fees & Permits	(-) -	(2) .12	(1) .13	(3) .09	(4) .62	(1) .01	(3) .45	(6) .02	(6) .12	(-) -
Total Fixed Expenses	(7) 29.13	(7) 24.57	(5) 15.35	(12) 14.33	(7) 20.17	(3) 2.07	(5) 16.49	(6) 15.16	(7) 11.41	(1) 14.16
Grand Total - All Exp.	(7) 72.75	(7) 66.98	(5) 54.43	(12) 55.24	(7) 58.37	(3) 34.24	(5) 49.15	(6) 51.50	(7) 49.92	(1) 52.06
Net Operating Income	(7) 26.94	(7) 32.56	(5) 45.06	(12) 40.77	(7) 41.27	(3) 64.12	(5) 49.22	(6) 47.20	(7) 45.99	(1) 34.74

SUMMARY 3

1958 INCOME & OPERATING COSTS - PER ROOM ELEVATOR BUILDINGS - BY AGE

	1946 to Date	1931 to 1945	1921 to 1930	1920 or Before
Number of Buildings	10	4	41	22
Number of Rentable Rooms	5858	517	7131	2610
Number of Apartments	2089	160	1899	686
INCOME				
Rents Unfurnished Apts.	(5)$404.29	(4)$396.08	(26)$366.46	(13)$347.49
Rents Furnished Apts.	(2) 348.39	(-) -	(8) 394.29	(3) 200.96
Rents Garages	(5) 18.57	(3) 24.43	(9) 28.69	(1) 5.19
Rents Stores & Offices	(3) 32.31	(1) 245.71	(3) 161.58	(1) 21.00
Total Rental Income	(6) 487.69	(4) 468.67	(33) 406.36	(15) 335.93
Extra Service Income	(5) 14.42	(4) 1.69	(19) 9.27	(6) 14.68
Gross Possible Income	(6) 501.48	(4) 470.56	(32) 410.47	(15) 343.29
Loss Thru Vacancy	(4) 21.81	(3) 5.91	(20) 18.74	(10) 8.33
Actual Collections	(6) 485.45	(4) 465.95	(33) 400.97	(15) 336.57
EXPENSES				
Janitors & Cleaning	(10) 22.29	(4) 12.16	(41) 32.31	(17) 27.87
Utilities	(10) 23.86	(4) 19.20	(41) 18.42	(17) 16.00
Heating & Air Conditioning	(10) 14.20	(4) 19.38	(40) 27.35	(18) 38.80
Management & Admin.	(10) 36.63	(4) 34.01	(41) 26.46	(17) 32.40
Elev. Doormen & Tent. Serv.	(6) 3.66	(1) 26.14	(15) 58.10	(5) 53.19
Total Operating Expenses	(10) 99.17	(4) 90.46	(41) 130.59	(20) 127.45
Bldg. Ext. Maint. & Repair	(8) 4.81	(3) 6.90	(35) 9.26	(13) 6.22
Tent. Maint. & Repair	(8) 17.76	(4) 13.06	(40) 19.35	(15) 15.78
Publ. Maint. & Repair	(8) 5.74	(4) 13.32	(21) 7.26	(13) 11.60
Mech. Equip. M. & R.	(8) 10.99	(4) 16.46	(36) 18.38	(17) 21.97
Furnishings M. & R.	(2) .54	(1) 1.00	(13) 16.90	(5) 1.98
Grounds Upkeep	(8) 2.67	(4) 2.66	(14) 2.59	(5) 3.08
Total Maint. & Repair	(9) 38.86	(4) 51.56	(41) 52.71	(20) 51.01
Total Cost of Extra Serv.	(5) 12.04	(1) .42	(14) 28.72	(5) 10.98
Insurance	(10) 4.90	(4) 7.56	(41) 8.14	(19) 7.44
Taxes	(9) 59.03	(4) 87.96	(41) 80.25	(20) 65.76
Fees and Permits	(5) .98	(2) .37	(18) .92	(12) .62
Total Fixed Expenses	(10) 64.32	(4) 95.76	(41) 88.76	(20) 73.49
Grand Total - All Expenses	(10) 209.19	(4) 237.88	(40) 283.90	(21) 260.42
Net Operating Income	(6) 275.19	(4) 228.07	(32) 152.59	(15) 120.46

SUMMARY 4

1958 INCOME & OPERATING COSTS - PER ROOM - ELEVATOR BUILDINGS SPECIAL CATEGORIES

	Cooperatives (A)	FHA Financed (B)	Other
Number of Buildings	17	4	56
Number of Rentable Rooms	4021	3803	8292
Number of Apartments	628	1570	2636
INCOME			
Rents Unfurnished Apts.	(-)$ -	(3)$383.25	(45)$375.85
Rents Furnished Apts.	(-) -	(2) 348.40	(11) 330.04
Rents Garages	(-) -	(3) 18.83	(15) 222.50
Rents Stores & Offices	(-) -	(3) 17.29	(5) 158.62
Total Rental Income	(-) -	(3) 483.33	(54) 400.94
Extra Service Income	(-) -	(4) 12.48	(30) 9.18
Gross Possible Income	(-) -	(4) 471.03	(53) 405.55
Loss Thru Vacancy	(-) -	(2) 24.68	(35) 14.36
Actual Collections	(-) -	(4) 460.57	(54) 396.75
EXPENSES			
Janitors & Cleaning	(17) 36.69	(4) 17.26	(51) 25.53
Utilities	(17) 18.44	(4) 21.18	(51) 18.69
Heating & Air Conditioning	(17) 30.74	(4) 15.77	(51) 23.81
Management & Admin.	(17) 22.95	(4) 49.21	(51) 29.72
Elev. Doormen & Tent. Serv.	(11) 64.65	(3) 2.71	(13) 29.02
Total Operating Expenses	(17) 150.13	(4) 105.69	(54) 106.06
Bldg. Ext. Maint. & Repair	(15) 4.82	(4) 6.87	(40) 9.18
Tent. Maint. & Repair	(14) 11.11	(4) 20.49	(49) 21.41
Publ. Maint. & Repair	(15) 7.39	(4) 3.02	(27) 10.02
Mech. Equip. M. & R.	(15) 19.94	(4) 9.01	(46) 16.32
Furnishings M. & R.	(1) 1.81	(1) .56	(19) 11.11
Grounds Upkeep	(4) 3.15	(4) 1.70	(23) 2.60
Total Maint. & Repair	(16) 40.66	(4) 41.21	(54) 53.19
Total Cost of Extra Serv.	(5) 25.00	(3) 4.57	(17) 25.60
Insurance	(17) 8.71	(4) 4.06	(53) 7.47
Taxes	(17) 103.95	(4) 50.50	(54) 63.98
Fees and Permits	(12) 1.25	(1) .02	(24) .77
Total Fixed Expenses	(17) 113.37	(4) 54.56	(54) 71.74
Grand Total - All Expenses	(17) 313.72	(4) 205.30	(54) 241.69
Net Operating Income	(-) -	(4) 255.28	(54) 157.59

SUMMARY 5

1958 INCOME AND OPERATING COSTS PER ROOM - WALK UP BUILDINGS (UNDER 25 UNITS) - BY REGIONS

	1 New England	2 East Middle Atlantic	3 North Central	4 Midwest Northern	5 Southern	6 Southwest	7 Pacific Northwest	8 Pacific Southwest	9 Canada	Total
Number of Buildings		9	40	17	19	2	5	16	3	111
Number of Rentable Rooms		423	2220	896	612	33	251	782	108	5325
Number of Apartments		155	617	238	200	9	93	248	33	1593
INCOME										
Rents Unfurnished Apts. - 100%		(9)$318.65	(39)$242.59	(17)$244.20	(12)$223.35	(-)$ -	(2)$386.62	(8)$210.65	(3)$359.11	(90)$251.95
Rents Furnished Apts. - 100%		(-) -	(2) 134.02	(4) 25.31	(11) 182.59	(2) 308.94	(3) 286.95	(13) 272.27	(-) -	(35) 226.04
Rents Garages - 100%		(2) 10.27	(10) 6.77	(4) 17.10	(-) -	(-) -	(-) -	(4) 7.64	(2) 16.63	(22) 10.09
Rents - Stores & Offices - 100%		(-) -	(3) 217.86	(-) -	(-) -	(-) -	(-) -	(-) -	(-) -	(3) 217.86
Total Rental Income		(9) 320.43	(40) 254.21	(17) 252.23	(19) 262.41	(2) 308.94	(5) 326.26	(16) 323.18	(3) 371.89	(111) 276.89
Deduct for Vacancies and Delinquent Rents		(1) 1.78	(27) 10.92	(7) 10.42	(15) 11.84	(2) 7.06	(1) 1.00	(12) 14.24	(1) 3.35	(66) 11.42
Actual Collections		(9) 320.28	(40) 246.58	(17) 247.76	(19) 254.46	(2) 301.88	(5) 326.04	(16) 311.72	(3) 371.27	(111) 270.22
EXPENSES										
Payroll - Janitor or Custodian (Including Apt. & Taxes)	No Report	(9) 21.42	(36) 15.80	(15) 15.56	(16) 15.88	(-) -	(5) 22.76	(15) 23.77	(2) 9.10	(98) 17.78
Supplies & Services (Including Scavenger & Exterminator)		(8) 19.03	(32) 3.54	(13) 1.97	(9) 1.36	(-) -	(2) 1.11	(12) 4.84	(2) 3.65	(78) 4.58
Utilities - Electricity, Water, Cooking Gas		(9) 16.96	(39) 18.91	(15) 11.21	(14) 4.31	(2) 16.73	(5) 6.61	(15) 22.23	(3) 21.80	(102) 16.25
Fuel (Including Gas for Heating)		(9) 27.48	(25) 22.17	(17) 19.79	(3) 22.16	(1) 9.60	(5) 22.50	(10) 5.13	(3) 33.26	(73) 19.94
Management Fee		(9) 13.23	(31) 15.14	(17) 13.14	(19) 14.35	(2) 15.06	(5) 16.25	(16) 14.40	(3) 21.42	(102) 14.56
Miscellaneous		(7) 3.72	(21) 12.84	(13) 7.32	(13) 4.55	(-) -	(4) 1.28	(13) 6.05	(3) 1.41	(74) 7.86
Repairs		(8) 21.55	(36) 21.68	(17) 22.49	(18) 17.76	(2) 13.79	(4) 42.64	(16) 20.53	(2) 27.78	(103) 22.05
Exterior Painting		(4) 9.52	(17) 12.43	(-) -	(2) 4.19	(-) -	(3) 9.76	(3) 18.92	(-) -	(29) 12.17
Decorating		(7) 9.89	(30) 12.22	(10) 11.99	(10) 8.75	(-) -	(4) 5.32	(9) 8.93	(2) 9.09	(72) 10.92
Insurance		(7) 7.21	(40) 5.28	(14) 5.62	(14) 5.48	(2) 14.45	(4) 9.19	(16) 3.78	(3) 3.80	(100) 5.38
Real Estate Taxes		(9) 53.73	(40) 31.74	(16) 39.66	(10) 31.69	(2) 22.61	(5) 54.47	(16) 31.58	(3) 50.95	(101) 36.28
Total Operating, Repairs and Taxes		(9) 188.33	(40) 138.71	(17) 136.44	(19) 82.01	(2) 87.00	(5) 172.73	(16) 134.54	(3) 169.44	(111) 137.02
Net Operating Income		(9) 131.95	(40) 107.87	(17) 111.32	(19) 172.45	(2) 214.88	(5) 153.31	(16) 177.18	(3) 201.83	(111) 133.20

SUMMARY 6

1958 OPERATING COSTS - WALK-UP BUILDINGS (UNDER 25 UNITS) PERCENTAGE OF GROSS POSSIBLE INCOME

	1 New England	2 East Middle Atlantic	3 North Central	4 Midwest Northern	5 Southern	6 Southwest	7 Pacific Northwest	8 Pacific Southwest	9 Canada	Total
EXPENSES										
Payroll - Janitor or Custodian (Including Apt. & Taxes)	No Report	(9) 6.73%	(36) 6.16%	(15) 6.35%	(16) 5.66%	(-) - %	(5) 6.98%	(15) 7.47%	(2) 2.37%	(98) 6.38%
Supplies & Services (Including Scavenger & Exterminator)		(8) 5.94	(32) 1.38	(13) .84	(9) .50	(-) -	(2) .38	(12) 1.44	(2) .95	(78) 1.66
Utilities - Electricity, Water, Cooking Gas		(9) 5.29	(39) 7.37	(15) 4.60	(14) 1.57	(2) 5.41	(5) 2.02	(15) 6.42	(3) 5.86	(102) 5.74
Fuel (Including Gas for Heating)		(9) 8.58	(25) 7.66	(17) 7.85	(3) 9.38	(1) 3.58	(5) 6.90	(10) 1.56	(3) 8.94	(73) 6.82
Management Fee		(9) 4.13	(31) 5.32	(17) 5.21	(19) 5.47	(2) 4.87	(5) 4.98	(16) 4.44	(3) 5.76	(102) 5.03
Miscellaneous		(7) 1.14	(21) 5.27	(13) 2.97	(13) 1.73	(-) -	(4) .40	(13) 1.82	(3) .38	(74) 2.83
Repairs		(8) 6.77	(36) 8.51	(17) 8.92	(18) 6.54	(2) 4.46	(4) 12.45	(16) 5.80	(2) 7.25	(103) 7.82
Exterior Painting		(4) 2.98	(17) 5.48	(-) -	(2) 1.05	(-) -	(3) 3.40	(3) 5.56	(-) -	(29) 4.74
Decorating		(7) 3.06	(30) 4.90	(10) 4.96	(10) 3.05	(-) -	(4) 1.74	(9) 2.79	(2) 2.14	(72) 4.04
Insurance		(7) 2.23	(40) 2.08	(14) 2.37	(14) 2.05	(2) 4.68	(4) 3.01	(16) 1.23	(3) 1.02	(100) 1.99
Real Estate Taxes		(9) 16.77	(40) 12.48	(16) 16.08	(10) 12.89	(2) 7.32	(5) 16.69	(16) 10.03	(3) 13.70	(101) 13.25
Total Operating Repairs and Taxes		(9) 58.77	(40) 54.56	(17) 54.09	(19) 31.25	(2) 28.16	(5) 52.94	(16) 41.44	(3) 45.56	(111) 49.54
Net Operating Income		(9) 35.84	(40) 42.43	(17) 44.14	(19) 65.72	(2) 69.55	(5) 46.99	(16) 55.02	(3) 54.27	(111) 47.57

SUMMARY 7

1958 INCOME AND OPERATING COSTS PER ROOM - WALK-UP BUILDINGS - (UNDER 25 UNITS) - BY AGE

	1946 to Date	1931 to 1945	1921 to 1930	1920 or before
Number of Buildings	28	13	51	19
Number of Rentable Rooms	1106	498	2730	991
Number of Apartments	313	145	877	258
INCOME				
Rents Unfurnished Apts. - 100%	(18)$285.10	(13)$309.02	(42)$255.47	(17)$192.57
Rents Furnished Apts. - 100%	(16) 204.99	(3) 70.25	(11) 269.91	(5) 142.38
Rents Garages - 100%	(3) 6.17	(5) 12.55	(11) 8.77	(3) 18.70
Rents - Stores & Offices - 100%	(-) -	(1) 187.55	(2) 223.94	(-) -
Total Rental Income	(28) 302.62	(13) 331.33	(51) 277.64	(19) 209.79
Deduct for Vacancies and Delinquent Rents	(21) 16.20	(4) 8.20	(33) 11.62	(8) 8.40
Actual Collections	(28) 289.53	(13) 329.55	(51) 270.44	(19) 205.67
EXPENSES				
Payroll - Janitor or Custodian (Including Apt. & Taxes)	(24) 13.58	(11) 17.52	(45) 22.17	(18) 9.95
Supplies and Services (Including Scavenger & Exterminator)	(13) 2.29	(10) 3.59	(41) 6.33	(14) 1.70
Utilities - Electricity, Water, Cooking Gas	(24) 19.13	(13) 17.02	(48) 16.05	(17) 16.55
Fuel (Including Gas for Heating)	(9) 19.78	(12) 22.92	(40) 20.13	(12) 18.19
Management Fee	(26) 15.11	(13) 16.00	(49) 14.13	(14) 13.57
Miscellaneous	(18) 7.70	(8) 13.86	(32) 5.36	(16) 11.39
Repairs	(27) 13.85	(12) 19.71	(46) 25.17	(18) 22.18
Exterior Painting	(5) 5.03	(2) 9.36	(12) 14.69	(10) 12.35
Decorating	(13) 12.61	(6) 10.94	(40) 10.65	(13) 11.00
Insurance	(21) 5.31	(12) 4.61	(48) 6.03	(19) 4.47
Real Estate Taxes	(22) 43.57	(11) 45.90	(49) 37.80	(19) 25.96
Total Operating, Repairs and Taxes	(28) 121.06	(13) 147.41	(51) 151.88	(19) 121.98
Net Operating Income	(28) 168.47	(13) 182.14	(51) 118.56	(19) 83.69

SUMMARY 8

INCOME AND OPERATING COSTS PER ROOM - WALK-UP BUILDINGS (UNDER 25 UNITS) - BY BUILDING SIZE

	4 Units	6 to 13 Units	14 to 24 Units	All Bldgs.
Number of Buildings	15	38	58	111
Number of Rentable Rooms	220	1459	3646	5325
Number of Apartments	44	402	1147	1593
INCOME				
Rents Unfurnished Apts. - 100%	(10)$219.49	(33)$252.54	(47)$252.38	(90)$251.95
Rents Furnished Apts. - 100%	(8) 229.09	(12) 116.60	(15) 281.87	(35) 226.04
Rents Garages - 100%	(2) 30.54	(8) 13.79	(12) 7.92	(22) 10.09
Rents - Stores & Offices - 100%	(1) 187.50	(-) -	(2) 223.94	(3) 217.86
Total Rental Income	(15) 274.37	(38) 268.60	(58) 279.69	(111) 276.89
Deduct for Vacancies and Delinquent Rents	(10) 10.68	(19) 8.46	(37) 12.28	(66) 11.42
Actual Collections	(15) 272.81	(38) 264.76	(58) 271.96	(111) 270.22
EXPENSES				
Payroll - Janitor or Custodian (Including Apt. & Taxes)	(8) 11.97	(34) 14.14	(56) 19.42	(98) 17.78
Supplies and Services (Including Scavenger & Exterminator)	(3) 7.45	(26) 2.76	(49) 5.20	(78) 4.58
Utilities - Electricity, Water, Cooking Gas	(14) 11.67	(33) 11.56	(55) 17.89	(102) 16.25
Fuel (Including Gas for Heating)	(7) 20.21	(28) 20.16	(38) 19.76	(73) 19.94
Management Fee	(15) 16.64	(37) 13.43	(50) 14.98	(102) 14.56
Miscellaneous	(8) 2.16	(23) 4.17	(43) 9.30	(74) 7.86
Repairs	(14) 21.84	(37) 18.11	(52) 23.36	(103) 22.05
Exterior Painting	(2) 8.06	(7) 15.47	(20) 11.68	(29) 12.17
Decorating	(5) 10.07	(21) 9.17	(46) 11.61	(72) 10.92
Insurance	(14) 8.07	(33) 5.55	(53) 5.32	(100) 5.38
Real Estate Taxes	(13) 32.32	(33) 37.70	(55) 36.24	(101) 36.28
Total Operating, Repairs and Taxes	(15) 106.14	(38) 120.34	(58) 145.31	(111) 137.02
Net Operating Income	(15) 166.67	(38) 144.42	(58) 126.65	(111) 133.20

SUMMARY 9

1958 INCOME AND OPERATING COSTS PER ROOM - WALK-UP BUILDINGS (25 UNITS OR MORE) - BY REGIONS

	1 New England	2 East Middle Atlantic	3 North Central	4 Midwest Northern	5 Southern	6 Southwest	7 Pacific Northwest	8 Pacific Southwest	9 Canada	Total
Number of Buildings	11	2	32	13	10		6	1		75
Number of Rentable Rooms	1143	215	5290	1254	5086		458	146		13592
Number of Apartments	410	57	1515	498	1413		181	45		4119
INCOME										
Rents Unfurnished Apts.	(11)$264.39	(2)$268.12	(31)$285.73	(8)$243.76	(6)$227.78		(2)$321.01	(1)$425.48		(61)$265.91
Rents Furnished Apts.	(-) -	(-) -	(4) 135.49	(5) 334.92	(3) 247.78		(4) 249.22	(-) -		(16) 238.34
Rents Garages	(-) -	(-) -	(7) 10.20	(5) 10.44	(-) -		(1) 12.50	(-) -		(13) 10.36
Rents Stores & Offices	(-) -	(-) -	(5) 28.96	(1) 24.04	(-) -		(-) -	(-) -		(5) 28.33
Total Rental Income	(11) 264.39	(2) 268.12	(31) 300.45	(12) 317.87	(10) 258.13		(6) 276.89	(1) 425.47		(73) 282.69
Extra Service Income	(2) .31	(1) 8.24	(7) 1.31	(3) 4.43	(8) 3.18		(2) 7.12	(1) 8.08		(24) 3.07
Gross Possible Income	(11) 264.44	(2) 270.72	(31) 300.76	(12) 318.97	(10) 261.21		(6) 279.03	(1) 433.55		(73) 284.28
Loss Thru Vacancy	(1) 1.19	(1) 20.50	(26) 10.21	(9) 14.58	(4) 14.17		(2) 5.49	(1) 18.58		(44) 11.25
Actual Collections	(11) 264.33	(2) 256.70	(31) 291.74	(12) 307.76	(10) 259.81		(6) 276.86	(1) 414.97		(73) 278.81
EXPENSES										
Janitors & Cleaning	(11) 34.27	(1) 21.94	(33) 24.75	(11) 22.41	(10) 5.55		(5) 19.26	(1) 14.79		(72) 17.78
Utilities	(11) 7.70	(1) 9.44	(33) 9.80	(13) 21.46	(10) 17.05		(6) 7.23	(1) 5.68		(75) 13.27
Heating & Air Conditioning	(11) 26.31	(1) 27.26	(24) 23.26	(12) 15.02	(8) 19.59		(6) 21.33	(1) 24.99		(63) 21.14
Management & Admin.	(11) 18.19	(1) 17.81	(33) 20.42	(13) 18.50	(10) 16.86		(6) 19.27	(1) 22.92		(75) 18.88
Elev. Doormen & Tent. Serv.	(-) -	(-) -	(2) 3.57	(1) 4.81	(-) -		(1) 7.30	(-) -		(4) 4.33
Total Operating Expenses	(11) 86.47	(2) 79.75	(32) 70.97	(13) 73.25	(10) 58.42	No Report	(6) 65.16	(1) 68.38	No Report	(75) 67.74
Bldg. Ext. Maint. & Repair	(11) 18.44	(1) 20.47	(23) 6.18	(11) 5.27	(10) 8.07		(5) 4.98	(1) 24.09		(62) 8.36
Tent. Maint. & Repair	(11) 8.63	(1) 5.59	(28) 17.96	(10) 11.25	(10) 13.84		(6) 13.28	(1) 15.23		(67) 14.67
Publ. Maint. & Repair	(2) .71	(-) -	(7) 4.30	(8) 2.36	(2) 3.11		(6) 3.21	(-) -		(25) 3.28
Mech. Equip. M. & R.	(2) 7.66	(1) 2.26	(28) 6.84	(12) 6.80	(8) 12.63		(6) 15.14	(1) 4.40		(58) 9.52
Furnishings M. & R.	(1) 3.15	(-) -	(4) 1.32	(6) 16.24	(7) 2.28		(3) 23.31	(-) -		(21) 4.67
Grounds Upkeep	(1) .67	(-) -	(13) 2.35	(9) 2.46	(8) 3.80		(2) .17	(1) 6.60		(34) 3.22
Total Maint. & Repair	(11) 28.63	(2) 91.79	(32) 33.43	(13) 27.62	(10) 38.92		(6) 47.30	(1) 50.32		(75) 36.08
Total Cost of Extra Service	(-) -	(1) 4.50	(2) 2.40	(3) 2.17	(6) .86		(-) -	(1) 8.33		(13) 1.26
Insurance	(11) 7.09	(1) 4.69	(32) 5.66	(12) 3.05	(10) 4.40		(6) 5.91	(1) 4.62		(73) 5.06
Taxes	(11) 62.78	(2) 32.86	(32) 39.98	(12) 40.70	(10) 24.39		(6) 36.17	(1) 29.32		(74) 35.72
Fees and Permits	(-) -	(-) -	(13) .15	(7) .08	(4) .92		(2) .90	(-) -		(26) .40
Total Fixed Expenses	(11) 69.87	(2) 36.06	(32) 45.71	(13) 38.84	(10) 29.05		(6) 42.40	(1) 33.94		(75) 40.48
Grand Total-All Expenses	(11) 184.97	(2) 209.03	(32) 149.92	(13) 140.25	(10) 127.16		(6) 154.86	(1) 160.97		(75) 144.68
Net Operating Income	(11) 79.36	(1) 198.65	(31) 144.79	(12) 163.81	(10) 132.65		(6) 122.01	(1) 254.01		(73) 136.75

SUMMARY 10

1958 OPERATING COSTS - WALK-UP BUILDINGS - (25 OR MORE UNITS) - PERCENTAGE OF GROSS POSSIBLE INCOME

	1 New England	2 East Middle Atlantic	3 North Central	4 Midwest Northern	5 Southern	6 Southwest	7 Pacific Northwest	8 Pacific Southwest	9 Canada	Total
EXPENSES										
Janitor & Cleaning	(11) 12.96%	(1) 5.94%	(31) 8.01%	(10) 6.92%	(9) 2.13%		(5) 7.08%	(1) 3.41%		(68) 6.12%
Utilities	(11) 2.91	(1) 2.56	(31) 3.34	(12) 7.19	(9) 6.54		(6) 2.59	(1) 1.31		(71) 4.73
Heating & Air Conditioning	(11) 9.95	(1) 7.38	(22) 6.38	(11) 4.85	(7) 7.49		(6) 7.64	(1) 5.76		(59) 7.04
Management & Adm.	(11) 6.88	(1) 4.82	(31) 6.84	(12) 6.05	(9) 6.48		(6) 6.90	(1) 5.29		(71) 6.60
Elev. Doormen & Tent. Serv.	(-) -	(-) -	(1) 2.86	(1) 1.81	(-) -		(1) 2.17	(-) -		(3) 2.27
Total Operating Expense	(11) 32.70	(2) 29.46	(31) 22.76	(12) 23.95	(9) 22.37		(6) 23.35	(1) 15.77		(72) 23.55
Bldg. Ext. M. & R.	(11) 6.97	(1) 5.54	(21) 1.86	(10) 1.48	(9) 3.10		(5) 1.88	(1) 5.56		(58) 2.90
Tenant Maint. & Repair	(11) 3.26	(1) 1.51	(26) 5.96	(10) 3.27	(9) 5.29		(6) 4.76	(1) 3.51		(64) 5.10
Public Maint. & Repair	(2) .28	(-) -	(6) 1.29	(7) .66	(2) .87	No Report	(6) 1.15	(-) -	No Report	(23) 1.00
Mech. Equip. M. & R.	(2) 2.99	(1) .61	(26) 2.20	(11) 2.30	(7) 4.92		(6) 5.43	(1) 1.02		(54) 3.37
Furnishings M. & R.	(1) 1.22	(-) -	(4) .39	(6) 3.77	(7) .81		(3) 8.51	(-) -		(21) 1.55
Grounds Upkeep	(1) .26	(-) -	(13) .91	(8) .21	(7) 1.45		(2) .06	(1) 1.52		(32) 1.12
Total Maint. & Repair	(11) 10.83	(2) 33.91	(31) 11.11	(12) 8.86	(9) 15.00		(6) 16.95	(1) 11.61		(72) 12.77
Total Cost of Extra Serv.	(-) -	(1) 1.22	(2) .44	(2) .32	(5) .33		(-) -	(1) 1.92		(11) .43
Insurance	(11) 2.68	(1) 2.08	(31) 1.80	(11) 1.07	(9) 1.69		(6) 2.12	(1) 1.06		(70) 1.76
Taxes	(11) 23.74	(2) 12.14	(31) 12.80	(11) 11.81	(9) 9.38		(6) 12.96	(1) 6.76		(71) 12.30
Fees & Permits	(-) -	(-) -	(11) .05	(6) .03	(4) .30		(2) .27	(-) -		(23) .14
Total Fixed Expenses	(11) 26.42	(2) 13.32	(31) 14.62	(12) 12.27	(9) 11.16		(6) 15.20	(1) 7.83		(72) 14.04
Grand Total - All Exp.	(11) 69.95	(2) 77.21	(31) 48.53	(12) 45.13	(9) 48.82		(6) 55.50	(1) 37.13		(72) 50.52
Net Operating Income	(11) 30.01	(1) 53.77	(31) 48.14	(12) 51.36	(9) 50.63		(6) 43.72	(1) 58.59		(71) 47.91

SUMMARY 11

1958 INCOME AND OPERATING COSTS PER ROOM - WALK-UP BUILDINGS - BY AGE (25 OR MORE UNITS)

	1946 to Date		1931 to 1945		1921 to 1930		1920 or Before	
Number of Buildings	8		9		39		19	
Number of Rentable Rooms	2464		3814		4664		2650	
Number of Apartments	720		1082		1534		783	
INCOME								
Rents Unfurnished Apts.	(6)	$343.57	(5)	$230.80	(32)	$295.60	(16)	$206.89
Rents Furnished Apts.	(2)	279.81	(3)	501.68	(8)	182.10	(3)	156.68
Rents Garages	(2)	4.64	(-)	-	(10)	11.64	(1)	6.00
Rents Stores & Offices	(1)	18.76	(-)	-	(4)	29.06	(-)	-
Total Rental Income	(8)	327.53	(9)	263.27	(38)	312.73	(18)	212.24
Extra Service Income	(4)	4.12	(5)	2.52	(15)	3.22	(-)	-
Gross Possible Income	(8)	330.07	(9)	265.56	(38)	314.09	(18)	212.24
Loss Thru Vacancy	(6)	16.70	(2)	4.66	(19)	11.97	(17)	8.63
Actual Collections	(8)	322.48	(9)	265.20	(38)	306.96	(18)	204.03
EXPENSES								
Janitors & Cleaning	(8)	13.29	(8)	6.70	(39)	29.50	(17)	14.84
Utilities	(8)	19.41	(9)	15.12	(39)	11.04	(18)	9.10
Heating & Air Conditioning	(4)	20.79	(8)	19.26	(38)	21.93	(12)	23.30
Management & Admin.	(8)	21.73	(9)	15.69	(39)	19.38	(18)	19.40
Elev. Doormen & Tent. Serv.	(-)	-	(1)	7.31	(1)	9.17	(1)	4.80
Total Operating Expense	(8)	67.28	(9)	56.48	(39)	81.59	(19)	59.19
Bldg. Ext. Maint. & Repair	(7)	6.95	(8)	7.33	(34)	10.41	(13)	8.08
Tent. Maint. & Repair	(8)	15.62	(8)	12.48	(36)	15.73	(14)	14.34
Publ. Maint. & Repair	(1)	2.64	(3)	2.03	(17)	3.89	(4)	1.69
Mech. Equip. M. & R.	(8)	7.46	(7)	13.69	(28)	7.17	(14)	7.66
Furnishings M. & R.	(3)	3.12	(6)	4.06	(9)	6.56	(3)	11.12
Grounds Upkeep	(5)	3.44	(7)	3.51	(13)	2.52	(9)	3.09
Total Maint. & Repair	(8)	33.62	(9)	37.64	(39)	35.13	(19)	37.97
Total Cost of Extra Serv.	(3)	1.13	(4)	.90	(4)	3.97	(2)	1.00
Insurance	(8)	5.70	(9)	4.28	(37)	5.41	(19)	5.01
Taxes	(8)	37.74	(9)	27.48	(39)	45.74	(18)	27.61
Fees and Permits	(3)	.74	(1)	.36	(14)	.25	(7)	.20
Total Fixed Expenses	(8)	43.84	(9)	31.77	(39)	51.13	(19)	31.15
Grand Total - All Expenses	(8)	145.39	(9)	126.65	(39)	168.30	(19)	128.40
Net Operating Income	(8)	177.09	(9)	138.55	(38)	137.05	(18)	85.52

SUMMARY 12

1958 INCOME AND OPERATING COSTS PER ROOM - WALK-UP BUILDINGS - (25 OR MORE UNITS) SPECIAL CATEGORIES

	Cooperatives		FHA Financed		Other	
INCOME						
Rents Unfurnished Apts.	(-)	$ -	(6)	$255.38	(55)	$269.63
Rents Furnished Apts.	(-)	-	(-)	-	(16)	238.34
Rents Garages	(-)	-	(-)	-	(13)	10.36
Rents Stores & Offices	(-)	-	(-)	-	(5)	28.33
Total Rental Income	(-)	-	(8)	270.08	(65)	291.17
Extra Service Income	(-)	-	(6)	3.09	(18)	3.01
Gross Possible Income	(-)	-	(8)	275.12	(65)	292.06
Loss Thru Vacancy	(-)	-	(2)	8.12	(42)	11.51
Actual Collections	(-)	-	(8)	271.58	(65)	282.86
EXPENSES						
Janitors & Cleaning	(3)	28.45	(8)	6.24	(61)	25.31
Utilities	(3)	6.36	(8)	16.75	(64)	11.31
Heating & Air Conditioning	(3)	39.26	(6)	20.07	(54)	20.57
Management & Admin.	(3)	16.63	(8)	16.31	(64)	20.47
Elev. Doormen & Tent. Serv.	(1)	.05	(-)	-	(3)	6.84
Total Operating Expense	(3)	90.72	(8)	56.51	(64)	73.92
Bldg. Ext. Maint. & Repair	(3)	9.45	(8)	7.18	(51)	9.33
Tent. Maint. & Repair	(2)	14.15	(8)	13.82	(57)	15.36
Publ. Maint. & Repair	(2)	1.05	(-)	-	(23)	3.57
Mech. Equip. M. & R.	(3)	6.65	(8)	11.82	(47)	7.60
Furnishings M. & R.	(-)	-	(4)	2.20	(17)	9.64
Grounds Upkeep	(1)	13.59	(6)	3.76	(27)	2.14
Total Maint. & Repair	(3)	30.77	(8)	37.28	(64)	35.60
Total Cost of Extra Serv.	(1)	4.28	(6)	.86	(6)	3.49
Insurance	(2)	7.99	(8)	4.94	(63)	5.22
Taxes	(2)	63.11	(8)	27.12	(64)	40.55
Fees and Permits	(2)	.10	(1)	.76	(23)	.31
Total Fixed Expenses	(2)	71.20	(8)	31.95	(65)	45.05
Grand Total - All Expenses	(2)	198.70	(8)	126.48	(65)	154.85
Net Operating Income	(-)	-	(8)	145.10	(65)	131.67

SUMMARY 13

1958 INCOME AND OPERATING COSTS - PER ROOM - GARDEN TYPE BUILDINGS - BY REGIONS

	1 New England	2 East Middle Atlantic	3 North Central	4 Midwest Northern	5 Southern	6 Southwest	7 Pacific Northwest	8 Pacific Southwest	9 Canada	Total
Number of Buildings	1	10	2	2	11	2	1	2		31
Number of Rentable Rooms	435	6085	4959	897	8726	103	38	342		21585
Number of Apartments	101	1557	1128	223	2052	24	12	80		5177
INCOME										
Rents Unfurnished Apts.	(1)$289.47	(10)$255.83	(1)$276.38	(2)$336.09	(10)$165.29	(1)$270.00	(-)$ -	(2)$276.72		(27)$223.48
Rents Furnished Apts.	(1) 13.36	(-) -	(-) -	(-) -	(4) 35.59	(1) 266.67	(-) -	(-) -		(6) 37.15
Rents Garages	(-) -	(4) 8.23	(1) 5.24	(1) 17.46	(-) -	(-) -	(-) -	(1) 13.93		(7) 8.29
Rents Stores & Offices	(-) -	(1) 4.41	(1) 7.32	(-) -	(-) -	(-) -	(-) -	(-) -		(2) 6.71
Total Rental Income	(1) 302.83	(10) 258.79	(1) 288.94	(2) 350.75	(10) 176.35	(2) 267.96	(-) -	(2) 289.64		(28) 232.52
Extra Service Income	(1) 1.84	(6) 2.49	(1) 18.13	(-) -	(7) 1.91	(-) -	(-) -	(1) 18.90		(16) 5.48
Gross Possible Income	(1) 304.67	(10) 260.30	(1) 307.07	(2) 350.75	(10) 178.06	(2) 267.96	(1) 282.63	(2) 307.16		(29) 236.77
Loss Thru Vacancy	(1) 1.00	(5) 7.01	(-) -	(2) 6.12	(6) 10.99	(2) 16.35	(1) 8.63	(2) 8.74		(19) 7.79
Actual Collections	(1) 303.67	(10) 255.79	(1) 307.07	(2) 344.63	(10) 175.11	(2) 251.61	(1) 274.00	(2) 298.42		(29) 233.48
EXPENSES										
Janitors & Cleaning	(1) 11.23	(8) 12.32	(1) 24.60	(2) 14.14	(11) 3.96	(2) 3.55	(1) 14.55	(1) 11.13		(27) 10.15
Utilities	(1) 12.15	(10) 15.74	(1) 8.68	(2) 8.06	(11) 6.69	(2) 10.01	(1) 3.76	(1) 6.38		(29) 10.02
Heating & Air Conditioning	(1) 38.61	(9) 21.26	(1) 28.22	(2) 10.74	(4) 5.47	(1) 14.25	(1) 30.97	(2) 12.15		(21) 15.85
Management & Admin.	(1) 18.90	(10) 17.46	(1) 22.38	(2) 28.78	(10) 10.64	(2) 12.91	(1) 8.45	(2) 25.21		(29) 16.53
Elev. Doormen & Tent. Serv.	(-) -	(-) -	(-) -	(-) -	(-) -	(-) -	(-) -	(-) -		(-) -
Total Operating Expenses	(1) 80.89	(10) 58.13	(2) 51.40	(2) 61.72	(11) 22.08	(2) 32.01	(1) 57.73	(2) 53.59	No Report	(31) 42.39
Bldg. Ext. Maint. & Repair	(1) 18.92	(7) 11.41	(-) -	(2) 5.39	(9) 4.29	(2) 32.29	(1) 3.58	(2) 16.74		(24) 7.76
Tent. Maint. & Repair	(1) 11.50	(8) 15.81	(1) 22.58	(2) 14.13	(11) 10.43	(2) 10.68	(1) 22.00	(1) 13.30		(27) 14.11
Publ. Maint. & Repair	(-) -	(2) .89	(-) -	(-) -	(3) .19	(-) -	(1) 4.22	(-) -		(6) .42
Mech. Equip. M. & R.	(-) -	(6) 5.86	(1) 19.93	(1) 4.54	(9) 5.22	(-) -	(-) -	(1) 40.24		(18) 8.06
Furnishings M. & R.	(-) -	(-) -	(-) -	(1) .03	(4) 2.21	(-) -	(-) -	(-) -		(5) 2.15
Grounds Upkeep	(-) -	(5) 2.51	(1) 3.30	(2) 5.72	(9) 3.10	(-) -	(-) -	(1) 6.76		(18) 3.04
Total Maint. & Repair	(1) 30.42	(9) 31.00	(2) 51.03	(2) 29.06	(11) 23.35	(2) 42.97	(1) 29.80	(2) 38.27		(30) 32.59
Total Cost of Extra Serv.	(-) -	(1) 5.11	(1) 12.75	(2) 2.36	(4) .78	(-) -	(-) -	(1) 12.11		(9) 4.64
Insurance	(1) 6.77	(10) 4.74	(1) 4.22	(2) 5.26	(10) 3.15	(2) 3.79	(-) -	(2) 3.61		(28) 4.00
Taxes	(1) 47.83	(10) 30.87	(1) 47.05	(2) 49.75	(10) 18.17	(2) 17.38	(1) 31.50	(2) 43.56		(29) 28.98
Fees and Permits	(1) 2.58	(4) .38	(1) .36	(-) -	(2) .51	(-) -	(-) -	(1) .40		(9) .53
Total Fixed Expenses	(1) 57.18	(10) 35.77	(2) 41.67	(2) 55.01	(11) 21.65	(2) 21.17	(1) 31.50	(2) 47.20		(31) 32.76
Grand Total - All Expenses	(1) 168.49	(10) 125.46	(2) 151.31	(2) 148.16	(11) 67.62	(2) 96.15	(1) 119.03	(2) 150.29		(31) 110.05
Net Operating Income	(1) 135.18	(10) 130.33	(1) 113.00	(2) 196.47	(10) 107.90	(2) 155.46	(1) 154.97	(2) 148.13		(29) 121.50

SUMMARY 14

1958 OPERATING COSTS - GARDEN TYPE BUILDINGS - PERCENTAGE OF GROSS POSSIBLE INCOME

	1 New England	2 East Middle Atlantic	3 North Central	4 Midwest Northern	5 Southern	6 Southwest	7 Pacific Northwest	8 Pacific Southwest	9 Canada	Total
EXPENSES										
Janitor & Cleaning	(1) 3.69%	(7) 4.32%	(1) 8.01%	(2) 4.03%	(10) 2.18%	(2) 1.33%	(1) 5.15%	(1) 3.53%		(25) 4.22
Utilities	(1) 3.99	(10) 6.05	(1) 2.83	(2) 2.30	(10) 3.79	(2) 3.74	(1) 1.32	(1) 2.03		(28) 4.26
Heating & Air Conditioning	(1) 12.67	(9) 7.41	(1) 9.19	(2) 3.06	(4) 3.06	(1) 5.28	(1) 10.96	(2) 3.96		(21) 6.29
Management & Admin.	(1) 6.20	(10) 6.71	(1) 7.29	(2) 8.20	(9) 5.88	(2) 4.82	(1) 2.99	(2) 8.21		(28) 6.74
Elev. Doormen & Tent. Serv.	(-) -	(-) -	(-) -	(-) -	(-) -	(-) -	(-) -	(-) -		(-) -
Total Operating Expense	(1) 26.55	(10) 22.33	(1) 27.32	(2) 17.60	(10) 12.34	(2) 11.95	(1) 20.42	(2) 17.45		(29) 19.56
Bldg. Ext. M. & R.	(1) 6.21	(7) 4.43	(-) -	(2) 1.54	(8) 2.50	(2) 12.05	(1) 1.27	(2) 5.45		(23) 3.54
Tenant Maint. & Repair	(1) 3.78	(8) 6.11	(1) 7.35	(2) 4.03	(10) 5.94	(2) 3.99	(1) 7.79	(1) 4.22		(26) 6.02
Public Maint. & Repair	(-) -	(2) .37	(-) -	(-) -	(2) .16	(-) -	(1) 1.49	(-) -		(5) .27
Mech. Equip. M. & R.	(-) -	(6) 2.43	(1) 6.49	(1) 1.25	(8) 2.93	(-) -	(-) -	(1) 19.42		(17) 3.59
Furnishings M. & R.	(-) -	(-) -	(-) -	(1) .01	(4) 1.17	(-) -	(-) -	(-) -		(5) 1.12
Grounds Upkeep	(-) -	(5) .79	(1) 1.07	(2) 1.63	(8) 1.57	(-) -	(-) -	(1) 2.14		(17) 1.28
Total Maint. & Repair	(1) 9.98	(10) 11.92	(1) 14.92	(2) 8.29	(10) 13.23	(2) 16.04	(1) 10.55	(2) 12.46		(29) 12.66
Total Cost of Extra Serv.	(-) -	(1) .18	(1) 4.15	(2) .67	(4) .44	(-) -	(-) -	(1) 3.84		(9) 1.95
Insurance	(1) 2.22	(10) 1.82	(1) 1.37	(2) 1.50	(9) 1.82	(2) 1.41	(-) -	(2) 1.17		(27) 1.68
Taxes	(1) 15.70	(10) 11.86	(1) 15.32	(2) 14.18	(9) 9.97	(2) 6.49	(1) 11.15	(2) 14.18		(28) 12.20
Fees & Permits	(1) .85	(4) .17	(1) .12	(-) -	(2) .24	(-) -	(-) -	(1) .19		(9) .20
Total Fixed Expenses	(1) 18.77	(10) 13.74	(1) 16.82	(2) 15.68	(10) 11.87	(2) 7.90	(1) 11.15	(2) 15.37		(29) 15.54
Grand Total - All Expenses	(1) 55.30	(10) 48.20	(1) 63.20	(2) 42.24	(10) 37.75	(2) 35.88	(1) 42.12	(2) 48.93		(29) 47.29
Net Operating Income	(1) 44.37	(10) 50.07	(1) 36.80	(2) 56.02	(10) 60.60	(2) 58.02	(1) 54.83	(2) 48.23		(29) 51.31

No Report

SUMMARY 15

1958 INCOME & OPERATING COSTS - PER ROOM GARDEN TYPE BUILDINGS - BY AGE

	1946 to Date	1931 to 1945	1921 to 1930	1920 or Before
Number of Buildings	8	9	41	19
Number of Rentable Rooms	2464	3814	4909	2650
Number of Apartments	720	1082	1610	783
INCOME				
Rents Unfurnished Apts.	(6)$343.57	(5)$230.80	(35)$295.02	(16)$206.89
Rents Furnished Apts.	(2) 279.81	(3) 50.17	(8) 182.10	(3) 156.68
Rents Garages	(2) 4.64	(-) -	(10) 11.64	(1) 6.00
Rents Stores & Offices	(1) 18.76	(-) -	(5) 27.16	(-) -
Total Rental Income	(8) 327.53	(9) 261.42	(39) 310.87	(18) 212.24
Extra Service Income	(4) 4.12	(5) 2.52	(15) 3.22	(-) -
Gross Possible Income	(8) 340.33	(9) 265.56	(39) 314.09	(18) 212.24
Loss Thru Vacancy	(6) 16.20	(2) .47	(20) 11.68	(17) 8.63
Actual Collections	(8) 322.48	(9) 265.20	(39) 305.18	(18) 204.04
EXPENSES				
Janitors & Cleaning	(8) 13.29	(8) 6.70	(39) 30.24	(17) 14.84
Utilities	(8) 19.41	(9) 15.12	(40) 10.77	(18) 9.10
Heating & Air Conditioning	(4) 20.79	(8) 19.26	(39) 22.00	(12) 23.29
Management & Admin.	(8) 21.73	(9) 15.69	(40) 19.18	(18) 19.40
Elev. Doormen & Tent. Serv.	-	(1) 7.30	(2) 3.57	(1) 4.81
Total Operating Expense	(8) 67.28	(9) 56.48	(40) 81.54	(19) 59.19
Bldg. Ext. Maint. & Repair	(7) 6.95	(8) 7.33	(34) 10.50	(13) 7.48
Tent. Maint. & Repair	(8) 15.62	(8) 12.48	(37) 16.11	(14) 14.34
Publ. Maint. & Repair	(1) 2.64	(3) .20	(17) 3.89	(4) 1.69
Mech. Equip. M. & R.	(8) 7.46	(7) 13.69	(29) 7.86	(14) 7.66
Furnishings M. & R.	(3) 3.12	(6) 4.06	(9) 6.56	(3) 11.12
Grounds Upkeep	(5) 3.44	(7) 3.51	(13) 2.52	(9) 3.09
Total Maint. & Repair	(8) 33.62	(9) 37.64	(40) 35.08	(19) 37.97
Total Cost of Extra Serv.	(3) 1.13	(4) .90	(4) 3.97	(2) 1.00
Insurance	(8) 5.70	(9) 4.28	(38) 5.38	(19) 5.01
Taxes	(8) 37.74	(9) 27.48	(40) 45.31	(18) 27.61
Fees and Permits	(3) .74	(1) .36	(15) .28	(7) .20
Total Fixed Expenses	(8) 43.84	(9) 31.77	(39) 51.13	(19) 31.15
Grand Total - All Expenses	(8) 145.39	(9) 126.65	(39) 167.19	(19) 128.40
Net Operating Income	(8) 177.09	(9) 152.04	(39) 136.43	(18) 92.15

SUMMARY 16

1958 INCOME & OPERATING COSTS - PER ROOM - GARDEN TYPE BUILDINGS SPECIAL CATEGORIES

	Cooperatives	FHA Financed	Other
Number of Buildings	2	17	12
Number of Rentable Rooms	2367	12321	6897
Number of Apartments	560	2803	1670
INCOME			
Rents Unfurnished Apts.	(-)$ -	(17)$204.48	(10)$257.92
Rents Furnished Apts.	(-) -	(4) 35.10	(2) 55.22
Rents Garages	(-) -	(2) 9.29	(5) 8.12
Rents Stores & Offices	(-) -	(-) -	(2) 6.71
Total Rental Income	(-) -	(17) 213.14	(12) 267.41
Extra Service Income	(-) -	(13) 2.61	(3) 15.32
Gross Possible Income	(-) -	(17) 215.58	(12) 274.83
Loss Thru Vacancy	(-) -	(11) 5.88	(7) 11.13
Actual Collections	(-) -	(17) 213.06	(12) 270.18
EXPENSES			
Janitors & Cleaning	(1) 7.31	(17) 6.35	(8) 19.22
Utilities	(1) 4.24	(17) 8.53	(1) 14.55
Heating & Air Conditioning	(-) -	(12) 11.99	(11) 12.83
Management & Admin.	(1) 15.00	(16) 13.79	(8) 23.71
Elev. Doormen & Tent. Serv.	(-) -	(-) -	(11) 20.49
Total Operating Expense	(2) 10.59	(17) 35.78	(11) 65.24
Bldg. Ext. Maint. & Repair	(1) .72	(15) 6.47	(7) 12.42
Tent. Maint. & Repair	(1) 4.82	(17) 12.12	(8) 18.06
Publ. Maint. & Repair	(1) .18	(2) .43	(2) .50
Mech. Equip. M. & R.	(1) 8.37	(10) 4.28	(7) 14.42
Furnishings M. & R.	(-) -	(5) 2.15	(-) -
Grounds Upkeep	(1) .84	(10) 3.06	(6) 3.23
Total Maint. & Repair	(2) 53.92	(17) 25.00	(11) 38.83
Total Cost of Extra Serv.	(-) -	(7) 1.81	(2) 10.64
Insurance	(1) 5.80	(16) 3.71	(11) 4.46
Taxes	(1) 36.44	(16) 25.16	(12) 35.51
Fees and Permits	(-) -	(4) .81	(5) .41
Total Fixed Expenses	(2) 29.91	(17) 29.11	(11) 40.29
Grand Total - All Expenses	(2) 94.43	(17) 91.01	(12) 149.49
Net Operating Income	(-) -	(17) 122.05	(12) 120.69

SUMMARY 17

THREE YEAR COMPARISON OF INCOME AND EXPENSE PER ROOM ON IDENTICAL BUILDINGS FILING REPORTS ON EACH OF THE YEARS

1956 - 1957 - 1958

	24 Elevator Buildings						23 Walk-Up Buildings					
	1956		1957		1958		1956		1957		1958	
Rents Unfurnished Apts.	(24)	$374.34	(24)	$397.92	(18)	$397.94	(19)	$270.69	(20)	$279.03	(17)	$244.96
Rents Furnished Apts.	(1)	45.23	(-)	-	(-)	-	(4)	476.50	(3)	453.85	(5)	334.92
Rents Garages	(5)	23.41	(5)	31.37	(3)	36.50	(3)	6.28	(5)	9.47	(5)	9.76
Rents Stores & Offices	(4)	46.78	(4)	47.27	(3)	117.33	(-)	-	(-)	-	(-)	-
Total Rental Income	(24)	397.99	(24)	422.10	(18)	425.16	(23)	287.69	(23)	290.03	(21)	295.84
Extra Service Income	(8)	14.33	(8)	14.03	(6)	4.05	(1)	.15	(7)	1.26	(4)	.74
Gross Possible Income	(24)	405.01	(24)	428.97	(18)	426.88	(23)	287.69	(23)	290.52	(21)	296.10
Loss Thru Vacancy	(8)	4.87	(7)	9.20	(7)	24.48	(13)	6.62	(10)	5.68	(9)	9.80
Actual Collections	(24)	403.31	(24)	426.05	(18)	414.84	(23)	283.14	(23)	287.83	(21)	292.17
EXPENSES												
Janitors & Cleaning	(24)	33.66	(24)	28.39	(24)	30.74	(20)	20.56	(21)	19.96	(21)	18.45
Utilities	(24)	18.85	(24)	19.14	(24)	16.28	(23)	12.47	(23)	11.95	(23)	13.07
Heating & Air Conditioning	(24)	33.17	(24)	34.08	(24)	34.82	(19)	22.52	(19)	22.31	(19)	23.16
Management & Admin.	(24)	28.15	(24)	27.61	(24)	26.51	(23)	18.87	(23)	17.55	(23)	17.79
Elev. Doormen & Tent. Serv.	(4)	69.80	(6)	85.70	(6)	87.51	(-)	-	(-)	-	(1)	4.81
Total Operating Expense	(24)	125.89	(24)	128.79	(24)	128.31	(23)	67.02	(23)	64.84	(23)	66.43
Bldg. Ext. Maint. & Repair	(21)	9.99	(21)	15.83	(23)	11.66	(16)	10.45	(21)	11.50	(23)	8.37
Tent. Maint. & Repair	(23)	21.60	(23)	19.65	(24)	16.71	(20)	13.62	(21)	10.48	(21)	12.66
Publ. Maint. & Repair	(12)	3.02	(11)	7.39	(11)	8.25	(5)	7.69	(8)	4.54	(8)	2.45
Mech. Equip. M. & R.	(18)	19.66	(18)	24.07	(19)	19.59	(14)	9.07	(16)	5.44	(17)	8.92
Furnishings M. & R.	(2)	2.93	(6)	2.22	(4)	1.67	(4)	22.61	(5)	25.42	(8)	4.10
Grounds Upkeep	(4)	2.90	(8)	3.91	(5)	3.34	(5)	8.92	(5)	3.41	(8)	3.85
Total Maint. & Repair	(24)	44.05	(24)	53.96	(24)	49.16	(23)	33.20	(23)	30.87	(23)	31.23
Total Cost of Extra Serv.	(5)	34.83	(5)	35.87	(5)	36.98	(2)	2.16	(-)	-	(4)	1.05
Insurance	(24)	9.65	(24)	10.35	(24)	8.36	(22)	4.93	(23)	5.29	(22)	5.95
Taxes	(24)	80.44	(24)	86.03	(24)	88.68	(21)	41.85	(22)	41.38	(23)	42.15
Fees and Permits	(11)	1.21	(10)	.76	(11)	.66	(3)	.35	(21)	.43	(4)	.32
Total Fixed Expenses	(24)	90.51	(24)	96.63	(24)	97.26	(22)	48.97	(23)	46.04	(23)	48.05
Grand Total - All Expenses	(24)	272.92	(24)	292.37	(24)	288.13	(23)	148.52	(23)	141.76	(23)	146.09
Net Operating Income	(24)	130.39	(24)	133.68	(18)	148.76	(23)	134.62	(23)	146.07	(21)	150.56

SUMMARY 17 - Continued

	6 Garden Type Buildings						Composite Average of 53 Buildings – All Types					
	1956		1957		1958		1956		1957		1958	
Rents Unfurnished Apts.	(6)	$181.43	(6)	$180.38	(5)	$163.29	(49)	$271.00	(50)	$280.79	(40)	$258.51
Rents Furnished Apts.	(1)	3.19	(1)	3.19	(2)	51.01	(6)	173.38	(4)	211.98	(7)	122.11
Rents Garages	(-)	-	(-)	-	(-)	-	(8)	20.60	(10)	26.80	(8)	26.70
Rents Stores & Offices	(-)	-	(-)	-	(-)	-	(4)	46.78	(4)	47.27	(3)	117.33
Total Rental Income	(6)	181.61	(6)	180.55	(5)	178.79	(53)	283.88	(53)	292.00	(44)	278.96
Extra Service Income	(1)	.98	(3)	1.60	(2)	2.45	(10)	9.36	(18)	5.72	(12)	2.37
Gross Possible Income	(6)	181.84	(6)	181.39	(5)	179.99	(53)	286.24	(53)	294.68	(44)	279.98
Loss Thru Vacancy	(6)	10.50	(5)	5.83	(3)	11.67	(27)	8.41	(22)	6.37	(19)	14.49
Actual Collections	(6)	171.34	(6)	175.87	(5)	174.05	(53)	280.39	(53)	290.86	(44)	273.19
EXPENSES												
Janitors & Cleaning	(4)	2.59	(4)	3.18	(5)	3.79	(48)	22.27	(49)	19.86	(50)	18.79
Utilities	(6)	11.84	(6)	13.05	(6)	14.50	(53)	14.30	(53)	14.69	(53)	14.64
Heating & Air Conditioning	(1)	.05	(1)	.06	(2)	2.01	(44)	24.86	(44)	25.24	(45)	23.27
Management & Admin.	(6)	10.92	(6)	10.69	(6)	11.30	(53)	18.91	(53)	18.25	(53)	18.19
Elev. Doormen & Tent. Serv.	(-)	-	(-)	-	(-)	-	(4)	69.80	(6)	85.70	(7)	76.30
Total Operating Expense	(6)	23.91	(6)	25.15	(6)	29.30	(53)	70.02	(53)	70.76	(53)	72.63
Bldg. Ext. Maint. & Repair	(5)	10.74	(5)	19.39	(6)	9.39	(42)	10.31	(47)	15.59	(52)	9.79
Tent. Maint. & Repair	(4)	1.82	(5)	4.34	(6)	8.97	(47)	13.96	(49)	11.37	(51)	12.60
Publ. Maint. & Repair	(1)	.11	(3)	.54	(3)	.19	(18)	3.38	(22)	5.01	(22)	5.00
Mech. Equip. M. & R.	(4)	2.40	(5)	3.39	(6)	6.46	(36)	11.61	(39)	10.89	(42)	11.08
Furnishings M. & R.	(2)	.61	(-)	-	(1)	9.30	(8)	7.56	(11)	7.46	(13)	5.56
Grounds Upkeep	(4)	1.84	(4)	1.55	(5)	1.74	(13)	2.02	(17)	2.76	(18)	2.63
Total Maint. & Repair	(6)	22.02	(6)	32.05	(6)	28.22	(53)	32.55	(53)	38.78	(53)	35.91
Total Cost of Extra Serv.	(-)	-	(-)	-	(2)	.96	(7)	31.23	(5)	35.87	(11)	11.50
Insurance	(6)	4.56	(5)	2.80	(6)	3.32	(52)	6.32	(52)	6.06	(52)	5.75
Taxes	(6)	11.66	(6)	11.66	(6)	13.69	(51)	43.11	(52)	44.78	(53)	46.61
Fees and Permits	(1)	3.11	(-)	-	(2)	.34	(15)	5.82	(12)	.71	(17)	.44
Total Fixed Expenses	(6)	17.24	(6)	14.31	(6)	17.20	(52)	50.60	(53)	50.59	(53)	52.49
Grand Total = All Expenses	(6)	63.16	(6)	71.51	(6)	75.18	(53)	156.99	(53)	164.34	(53)	165.64
Net Operating Income	(6)	108.18	(6)	104.36	(5)	99.28	(53)	123.40	(53)	126.52	(44)	128.59

DEFINITION OF ROOM COUNT

For the purposes of uniformity, the Committee has adopted the following method of counting the number of rentable rooms:

(1) All habitable or rentable rooms (except kitchens and dining alcoves as noted in the exceptions below) shall be located on exterior walls and have their own natural light and ventilation. Baths, porches, halls, and closets are not counted.

(2) A combined kitchen and dining space, if it shall have natural light and ventilation, space for appropriate equipment and permit simultaneous use for dining and performance of kitchen operations is counted as two rooms if the area exceeds 140 square feet, or 1-1/2 rooms if the area is more than 105 square feet, but counts only as one room if the area is less than 105 square feet. Kitchens having no partition separation from other rooms or which permit a view of the major portion of the equipment and working areas from adjacent rooms are counted as one-half room.

(3) Not more than one dining space, whether it be a dining room or a dining alcove, is included in the room count.

(4) If the living room and dining area do not have physical separation by a partition or room divider, they are counted as one room, unless the combined areas shall be not less than 260 square feet.

(5) Efficiency units are counted as 1-1/2 rooms, if they contain a living room, bath, and enclosed kitchen (minimum size 3 x 5 feet) complete with stove, sink and refrigerator; they are counted as two rooms if they have, in addition, an entrance foyer, dressing closet adequate for a chest of drawers, and separate dining space.